



**On the instructions of Executors  
Freehold Investment Properties  
For Sale**

**21, 32 & 44 George Street**  
Hove, BN3 3YA

Retail

**FOR SALE**

**693 to 2,444 sq ft**  
(64.38 to 227.06 sq m)

- Rare opportunity to purchase Freehold Investments
- Prime commercial thoroughfare between Church Road and Blatchington Road
- Nearby occupiers include Tesco Superstore, Iceland, Clarks and Boots
- Hove railway station is nearby and the A259 and A27 are conveniently accessible

# 21, 32 & 44 George Street, Hove, BN3 3YA

## Summary

Available Size	693 to 2,444 sq ft
Price	Offers from £225,000
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

A rare opportunity to purchase these freehold investments located in a prime commercial thoroughfare.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
21 George Street - Ground Floor	497	46.17
21 George Street - First Floor	273	25.36
32 George Street - Ground Floor	616	57.23
32 George Street - First Floor	365	33.91
44 George Street - Ground Floor	434	40.32
44 George Street - First Floor	259	24.06
<b>Total</b>	<b>2,444</b>	<b>227.05</b>

## Location

The properties are in a prominent position in George Street, between Church Road and Blatchington Road. Nearby occupiers include Tesco Superstore, Iceland, Clarks and Boots. There are also a number of independent retailers and office users.

## Tenant Details

21 George Street – Let to a private individual but trading as Truffles Bakery and held on a full repairing and insuring lease for a term of 20 years from 1992. The tenant has been holding over since expiry. Current passing rent is £19,000 pax.

32 George Street – Let to a private individual and held on a full repairing and insuring lease for a term of 1 year and 6 months from 2007. The tenant has been holding over since expiry. The current passing rent is £19,000 pax.

44 George Street – Let on a full repairing and insuring lease for a term of 5 years from 2019. The tenant has been holding over since expiry. Current passing rent is £17,000 pax.

## Terms

Offers are invited in the region of the below figures for the freehold interest of the properties (subject to existing tenancy):

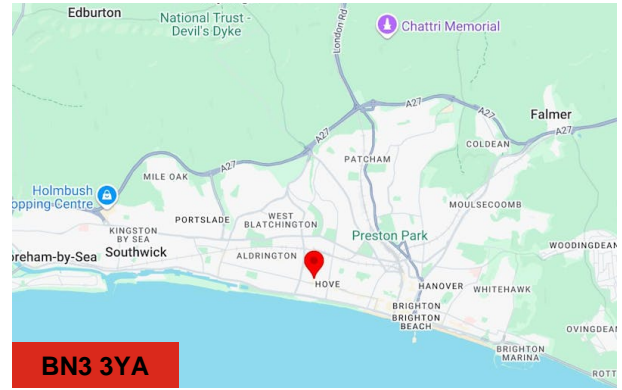
- 21 George Street – £240,000
- 32 George Street – £240,000
- 44 George Street - £225,000

## Rateable Value

- 21 George Street - £15,250
- 32 George Street - £16,750
- 44 George Street - £12,000

## EPC's

- 21 George Street - B
- 32 George Street - To be applied for
- 44 George Street - D



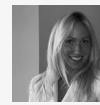
## Viewing & Further Information



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